

**Executive Recommended 2005 Amendments
to the
King County Comprehensive Plan 2004**

Analysis of Proposed Amendments

All proposed amendments to the King County Comprehensive Plan must be analyzed in accordance with the following two policies:

- RP-307** **Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following elements, any of which may be included in environmental review documents:**
- a. A detailed statement of what is proposed to be changed and why;**
 - b. A statement of anticipated impacts of the change, including the geographic area affected and issues presented;**
 - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;**
 - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;**
 - e. A statement of how the amendment complies with the Countywide Planning Policies;**
 - f. A statement of how functional plans and capital improvement programs support the change; and**
 - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.**
- RP-308** **Proposed amendments to the Comprehensive Plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.**

1. Policy T-210

RP 307 Analysis

- a. This amendment corrects a reference to policy T-209 that was renumbered to Policy T-212.
- b. This policy applies to unincorporated King County.
- c. This policy continues in effect, with the technical correction described above.
- d. Complies with the Growth Management Act.
- e. Complies with the King County Countywide Planning Policies.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2005 King County Comprehensive Plan Amendments.

RP 308 Analysis

N/A

2. Policy F-245

RP 307 Analysis

- a. This amendment requires sewer service for new development within the North Bend Rural City Urban Growth Area, consistent with policy and King County Code amendments made as part of the 2004 update of the King County Comprehensive Plan.
- b. Applies to property within the North Bend Rural City Urban Growth Area.
- c. Makes the policy consistent with CP-933 and KCC Chapter 13.24.136.
- d. Complies with the Growth Management Act.
- e. Complies with the King County Countywide Planning Policies.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2005 King County Comprehensive Plan Amendments.

RP 308 Analysis

N/A

3. Land Use and Zoning: Vashon Service Center

RP 307 Analysis

- a. This amendment adds 3 ½ acres to the Vashon Service Center Rural Neighborhood to allow the existing service center to expand onto adjacent land between the center and Vashon Highway.
- b. This change will enable an existing facility that provides needed services to the surrounding Rural community to expand onto adjacent property with little or no impacts to other property.

- c. Consistent with the King County Comprehensive Plan, an area zoning study determined that expansion of the existing Rural Neighborhood is warranted.
- d. The changes are consistent with GMA.
- e. The changes are consistent with the Countywide Planning Policies.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2005 King County Comprehensive Plan Amendments.

RP 308 Analysis

The 3 ½ acres added to the Rural Neighborhood will be rezoned from RA-10 SO to O-P SO, Office with P-suffix conditions, within a Special District Overlay.

4. Land Use and Zoning: Vashon P-Suffix Amendment

RP 307 Analysis

- a. This amendment modifies P-Suffix development conditions for four parcels on Vashon Island in accordance with Ordinance 15028, section 6F.
- b. Affects four properties on Vashon Island.
- c. The amendment removes P-suffix conditions that are no longer applicable.
- d. Complies with the Growth Management Act.
- e. Complies with the King County Countywide Planning Policies.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2005 King County Comprehensive Plan Amendments.

RP 308 Analysis

Zoning amendments have been proposed to implement the recommended P-suffix modifications.

5. Land Use and Zoning: Holmes Point P-Suffix Amendment

RP 307 Analysis

- a. This amendment applies the P-Suffix development condition NS-P23 to certain properties in the Holmes Point area. In 1999, this condition was applied to the Holmes Point area, however a map of the area and a list of parcels to receive this condition were not consistent – the list omitted certain properties. The condition was only applied to the list of parcels, leaving certain properties within the mapped area without the condition. This amendment corrects that situation, applying the condition to all properties mapped in 1999.
- b. Applies P-Suffix condition NS-P23 to approximately XXX parcels, which were mapped but not included on the 1999 parcel list.
- c. Implements the intent of a 1999 zoning decision by applying P-Suffix condition NS-P23 to all properties within the original mapped area.
- d. Complies with the Growth Management Act.

- e. Complies with the Countywide Planning Policies.
- f. N/A
- g. DDES staff plan to meet with citizens to discuss this proposal in March, 2005. Affected citizens will receive written notice 30 days prior to the King County Council hearing on this matter as required by KCC Chapter 20.18.120.

RP 308 Analysis

This proposal is being transmitted as part of the Proposed 2005 Comprehensive Plan Amendment.

6. Land Use and Zoning: White Center Area Zoning Study

RP 307 Analysis

- a. This amendment changes the zoning on seven parcels from I –Industrial to CB Community Business. The amendment also adds potential CB zoning to two parcels that are zoned Industrial.
- b. The amendment will enhance development opportunities for a 6.1 acre area within White Center.
- c. The amendment is consistent with King County Comprehensive Plan policies and the current land use map designation.
- d. The amendment is consistent with the Growth Management Act by promoting infill development in an area designated for Urban development.
- e. The amendment is consistent with the Countywide Planning Policies by promoting infill development in an area designated for Urban development.
- f. N/A
- g. The proposal was presented to the North Highline Unincorporated Area Council, the White Center Chamber of Commerce, and was included in the Public Review Draft of the 2005 amendments to the King County Comprehensive Plan.

RP 308 Analysis

No amendment to Comprehensive Plan policies or the land use map is proposed in this case. The 6.1-acre area will be rezoned, consistent with the Comprehensive Plan.